



Knowhow. It comes from experience.



Bindon Road
Pinhoe
Exeter
EX4 9HN

Guide price:-
£350,000

In brief...

- A SPACIOUS WELL LOCATED DETACHED 3/4 BEDROOM CHALET BUNGALOW
- IN NEED OF UPDATING BUT IMMENSE POTENTIAL FOR ENHANCEMENT
- IN A GREAT ELEVATED LOCATION WITH FABULOUS VIEWS FROM THE REAR
- EXTENSIVE, LEVEL MATURE WELL STOCKED GARDENS
- LOCATED IN A VERY WELL REGARDED LOCATION IN PINHOE
- INCLUDES A LARGE SITTING ROOM, DINING ROOM/KITCHEN
- TWO BEDROOM ON THE GROUND FLOOR AND TWO TO FIRST FLOOR. "ATTIC ROOMS WITH GREAT POTENTIAL
- PART VAULTED HALL WITH BALUSTRADED STAIRCASE
- DRIVEWAY PARKING AND ADJOINING GARAGE.
- REF: DWE07745 - FREEHOLD - COUNCIL TAX BAND - EPC =

Worth viewing because...

A spacious, detached 3/4 bedroom chalet bungalow in need of updating but with enormous potential for enhancement and alteration enjoying some lovely views and standing in a good sized plot with generous well stocked mature natural gardens in one of the most favoured areas on the eastern edge of the city at Pinhoe.

There is also parking and a garage. This is an excellent opportunity not to be missed!



Knowhow...with city homes

In more detail....

On the market for the first time in nearly 60 years this dormer bungalow offers spacious accommodation, now in need of updating, modernisation and enhancement allowing plenty of scope and potential for a new owner to put their own stamp on!

Internally there is a generous entrance hall with open plan staircase to the first floor and vaulted ceiling, a very large living room to the front with fireplace and superb outlooks over its own generous level gardens. From the sitting room there is access to the dining area and kitchen from where there is also access to the attached garage and return access to the hallway. Also on the ground floor there are two bedrooms a bathroom together with a separate w.c.

On the first floor there are two additional bedrooms both of good size and with excellent distant views over the edge of the city and outlooks over the rear garden. In addition there is a loft room off the landing which provides scope to enlarge bedroom 2 and a further larger attic room also providing scope to expand bedroom 1 or to create an en-suite etc - there may even be potential to create more bedroom accommodation subject to greater alteration and all consents being granted.

Outside there is a front garden with lawn and shrubs as well as a short driveway providing parking as well as an attached garage. At the rear of the garage there is an adjoining potting shed and access out to the large rear gardens.

The gardens are extensive and mature, incorporating level lawns and numerous mature shrubs plants and trees,

The garden also has enormous potential for re-cultivation and the creation of an excellent outside space.





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Directions:-

From the mini roundabout in Pinhoe heading towards Broadclyst, take the second turning on the left into Park Lane, continue along this road and take a left hand turning into Bindon Road. Bear left in Bindon Road and the property can be found on the right hand side.





The location...

The property is very well located in an elevated position in the road and enjoys some fantastic views over parts of the city and well beyond towards the estuary at Exmouth particularly from the first floor at the rear. Pinhoe is an incredibly popular village on the outskirts of the city with local amenities including a good general store/post office, hairdressers, pub and restaurant, most of them are actually just at the bottom of the road! There are also regular bus services into the city centre in addition to Pinhoe railway station which provides mainline services between Exeter and Waterloo. Sowton Industrial Estate and the Business, Retail and science Parks are also within easy reach. The property is also incredibly well located for easy access to the road network with the motorway access and A30 access being nearby as is access to the airport on the east of the city. The area is also very well placed for access to the countryside and the varying pursuits available as is the coast at Exmouth which is about 10 miles away.

Room sizes

Entrance Hall:

Separate w.c.:

Sitting Room:

23' 6" x 13' 6" (7.16m x 4.11m)

Kitchen/Dining area:

16' 7" x 9' 9" (5.05m x 2.97m)

Bedroom 3:

12' 0" x 9' 10" (3.65m x 2.99m)

Bedroom 4:

10' 2" x 8' 10" max (3.10m x 2.69m)

Bathroom:

Separate w.c.:

First Floor Landing:

Bedroom 1:

12' 0" x 10' 0" (3.65m x 3.05m)

Bedroom 2:

10' 0" x 10' 0" (3.05m x 3.05m)

Outside:

Front garden:

Driveway parking:

Adjoining Garage:

19' 6" x 8' 0" (5.94m x 2.44m)

Utility space: 11'6" x 8' 0 (3.50m x 2.44m)

Large mature level rear garden:



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